

CURRAN
BIRDS
+ CO

Osterley Green
Mackworth, Derby
£210,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN - An ideal opportunity to acquire this tastefully presented traditional three bedroom semi-detached home, set within this ever popular location close to excellent amenities and Markeaton Park. The property would be ideally suited to a first time buyer or young family.

The property has the benefit of a combination boiler gas central heating system, uPVC double glazed windows and the property features: entrance hallway, living room, spacious dining kitchen and a separate utility room. Upstairs, the first floor landing leads to three well proportioned bedrooms and a well appointed bathroom.

Outside, the property stands on a generous plot with a block paved driveway with pathway and gated access leading an enclosed south west facing landscaped rear garden.





The Detail

Entering through a uPVC glazed doorway, the hallway is laid with oak-effect laminate flooring and leads to the staircase, which has recently been carpeted. From here, access is provided to the living room and the dining kitchen.

The living room features a picture-frame style gas fireplace, curved wall uplighters, and a coved ceiling, combining elegance with comfort. The spacious dining kitchen is fitted with pine-panelled units, roll-edge work surfaces, a Bosch electric oven, a gas hob with a stainless-steel extractor, and ceramic tiled flooring. Twin windows overlook the rear garden. A pine-panelled door leads to the utility room, which houses the modern Worcester Bosch combination boiler and provides access to the side garden.

Upstairs, the principal bedroom overlooks the rear garden and is finished with wood-effect laminate flooring, while the second and third bedrooms have fresh carpets and built-in shelving. The well-appointed bathroom features a P-shaped bath with an electric shower and a vanity unit.

Externally, the property benefits from a block-paved driveway suitable for three vehicles, timber-gated side access, and an enclosed rear garden. The garden includes a block-paved seating area, a lawn, a gravelled seating zone, planting borders, and a metal-framed shed for storage.







CURRAN BIRDS + CO

The Location

The property is located in the popular residential locality of Mackworth, giving easy access to a full range of amenities in both Mackworth, Mickleover and Derby City centre. Mackworth offers a range of shops and amenities on Prince Charles Avenue but is also situated within easy access of Kingsway Retail Park and Sainsbury's supermarket.

A regular bus service is available and good schooling at all levels. Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide swift onward travel to the main motorway network and other regional centres.

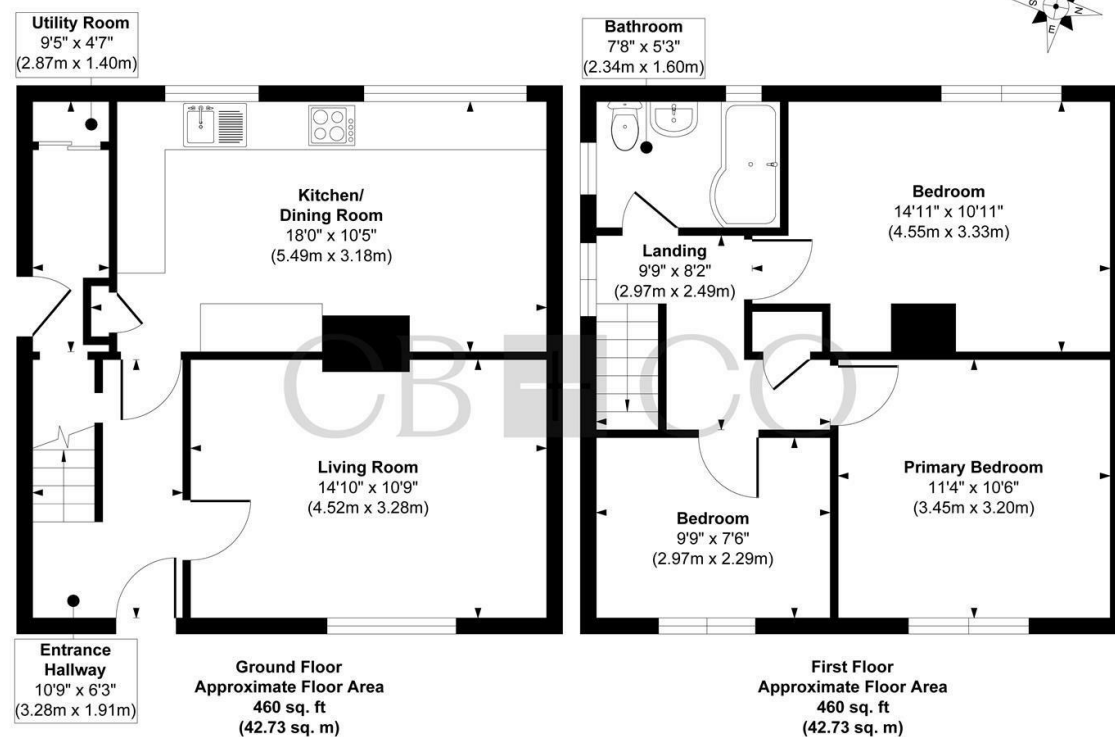
Markeaton Park is only a short distance offering a range of leisure facilities to include mini golf course, tennis, boating and fishing lake. For those who enjoy the outdoors, the nearby countryside provides some delightful scenery and walks.







Osterley Green, Mackworth, Derby



Approx. Gross Internal Floor Area 920 sq. ft / 85.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Traditional Three Bedroom Semi-Detached Home
- Tastefully Presented & Recently Redecorated
- Ideal First Time Buy or for Young Family
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Living Room, Dining Kitchen & Utility Room
- Three Bedroom & Well Appointed Bathroom
- Generous Block Paved Driveway & Enclosed Rear Garden
- Easy Access to Local Schools
- Close to Markeaton Park & Kingsway Retail Park
- No Chain Involved

Size

Approx 920.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved